



TOWN OF FORT FRANCES

**Committee of Adjustment**  
320 Portage Avenue  
Fort Frances, ON P9A 3P9

## NOTICE OF DECISION



Roll No. 5912.020.006.127.00

Page 1 of 2

**IN THE MATTER** of Section 45 of the Planning Act, R.S.O. 1990, Chapter P. 13, and an application for minor variance submitted by or on behalf of:

**Daniel Gordon Webster and Judith Darlene Webster – 1105 Christie Avenue North**

for relief from section 3.2(f) from Zoning By-Law #3/14 by reducing the minimum distance of an accessory building to an interior lot line from 1.5 metres to 0.26 metres.

### **Decision rendered: Granted**

The above decision is subject to the following condition(s)

1. Should an accessory building be constructed on the neighbouring property abutting to the immediate north, the structure that is the subject of this application shall forthwith be removed and/or relocated either from the property entirely or to another area in compliance with zoning regulations.

TAKE NOTICE THAT failure to satisfy conditions will render approval null and void and will place your property into a non-compliant situation that could be subject to enforcement by the Town of Fort Frances.

### **Reasons for Decision:**

1. There were no objects to the request from circulated town departments or adjacent property owners.
2. No adverse affects have been identified nor any anticipated for either the subject land nor adjacent land as a result of the approval of the request.

The original decision has been signed by the following members concurring in the decision.

Irene Laing, Member

Vik Nowak, Vice Chair

Alan Zucchiatti, Member

Date of Notice: August 20, 2015

  
N. Faye Flatt, AMCT, ACST, CPT  
Committee of Adjustment Secretary-Treasurer

### **Appeals:**

The above decision may be appealed to the Ontario Municipal Board. The Planning Act, at Section 45(12) to 45(14) provides that a decision of the Committee becomes final and binding unless an appeal is filed within twenty (20) days of the making of the decision. Additional information can be obtained by contacting the Office of the Municipal Planner or accessing the government website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca). The last date for filing a Notice of Appeal is **September 08, 2015**.